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SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO: SUBDIVISION REVIEW BOARD**

**FROM: WARREN HOAG, DEPARTMENT OF PLANNING AND BUILDING**

**DATE: OCTOBER 3, 2005**

**SUBJECT: TIME EXTENSION FOR PARCEL MAP**

**SUMMARY**

The attached time extension request has been reviewed by staff. It complies with Section 21.02.030 and 21.06.010 of the Real Property Division Ordinance, and remains in compliance with the General Plan and County Ordinances. The parcel map is not yet ready to record. Additional time is necessary to comply with the conditions of approval.

**RECOMMENDATION**

Staff recommends that your Board approve this time extension.

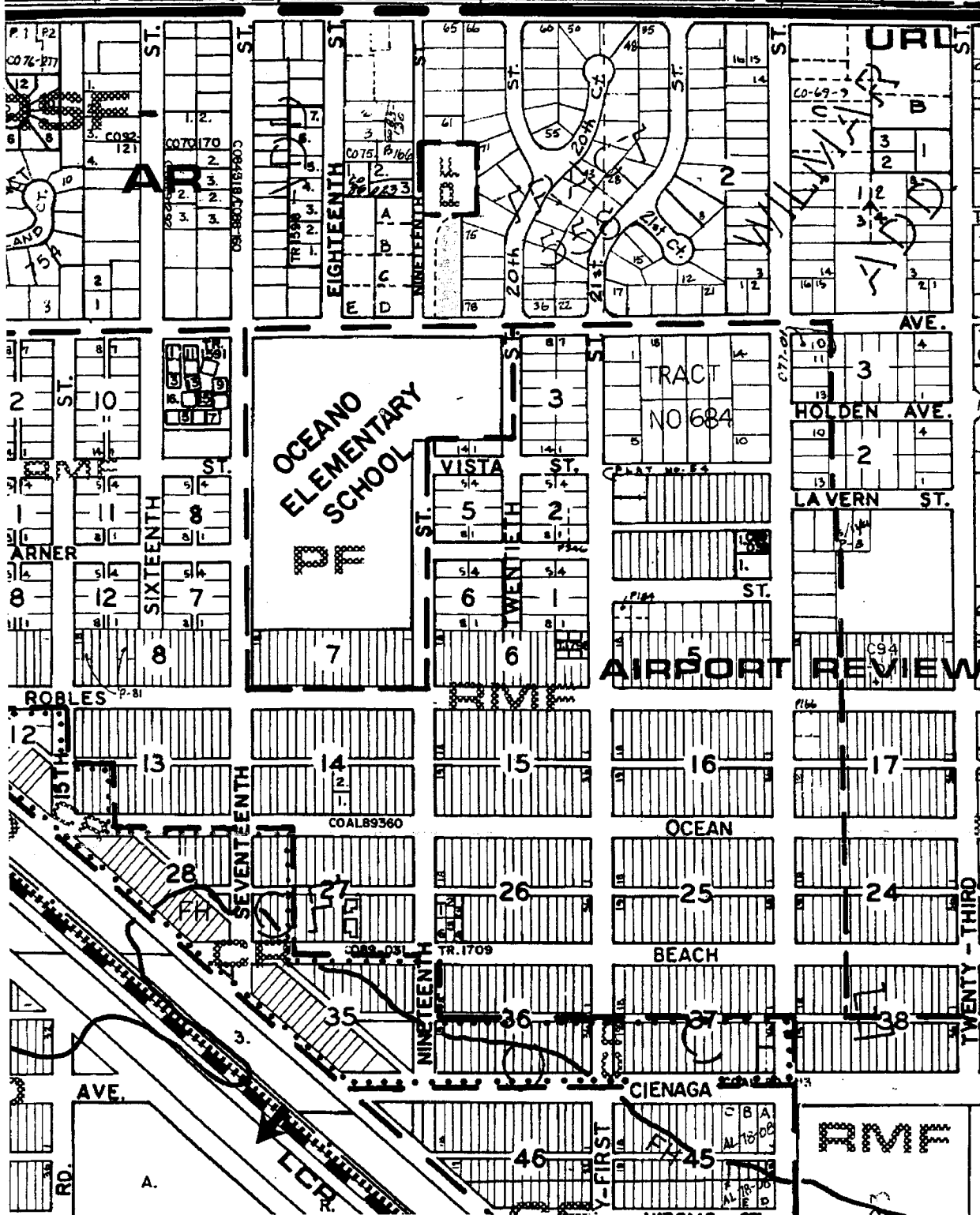
**DISCUSSION**

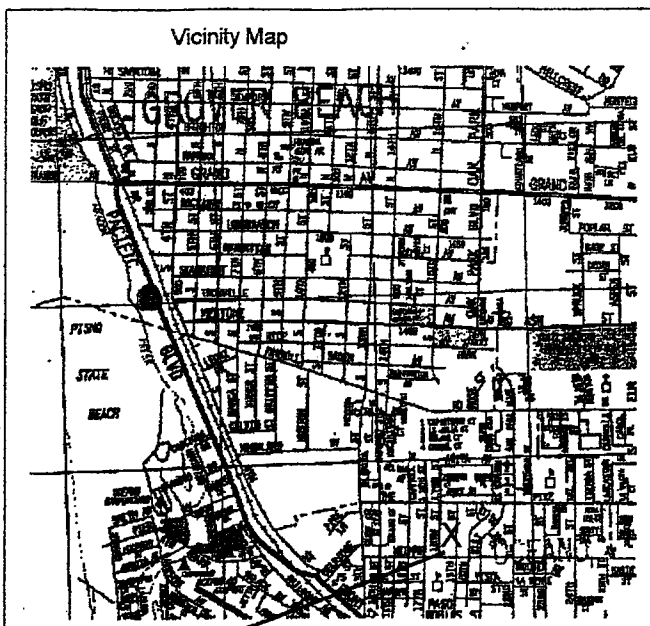
**Parcel Map CO 01-0314 (S010012P)** Request from **PAMELA DEAN** for a **2nd time extension** for vesting tentative parcel map CO 01-0314, a subdivision of an existing parcel of approximately 27,500 square feet into three parcels of 11,062, 7,534 and 7,737 square feet, in the Residential Single Family Land Use category. The project is located at 1935 Wilmar Avenue, in the community of Oceano; APN: 062-261-081, in the San Luis Bay Planning Area, Supervisorial District 4.

The tentative map was to expire on October 7, 2005. On August 29, 2005, the applicant requested the time extension. After review of the tentative map, staff recommends to the Subdivision Review Board that the **2nd one-year time extension** be granted to October 7, 2006, subject to the original conditions of approval adopted by the Subdivision Review Board on October 7, 2002.

12-2

OVER	CITY	CITY	LIMITS
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SITE

### LEGAL DESCRIPTION

That portion of Lot A of the Subdivision of property of E.L. Warner a part of Lots 114 and 115 of Rancho Corral de Piedra, Pismo and Bolsa de Chimal, in the County of San Luis Obispo, State of California, according to map filed for record November 9, 1900 in Book B, Page 50 of Maps, described as follows:

Beginning at the Southwesterly corner of said Lot A; Thence Easterly along the Southerly line of said Lot A, 30 feet to the TRUE POINT OF BEGINNING; Thence North 0 02' West 210.20 feet to a point; Thence Northerly on a curve to the right having a radius of 92.32 feet and a central angle of 89 48' a distance of 144.85 feet to a point; Thence North 89 51' 45" East 8.54 feet; Thence South 0 45' 45" East along the Westerly line of lots 74, 75, 76, 77 and 78 of Tract No. 556, per map recorded December 23, 1976 in Book 9, Page 14 of Maps, a distance of 299.91 feet to the Southerly line of said Lot A, said point also being on the Northerly line of Wilmar Avenue; Thence Westerly along the Southerly line of said Lot A, having a bearing of South 89 14' 15" West to the TRUE POINT OF BEGINNING.

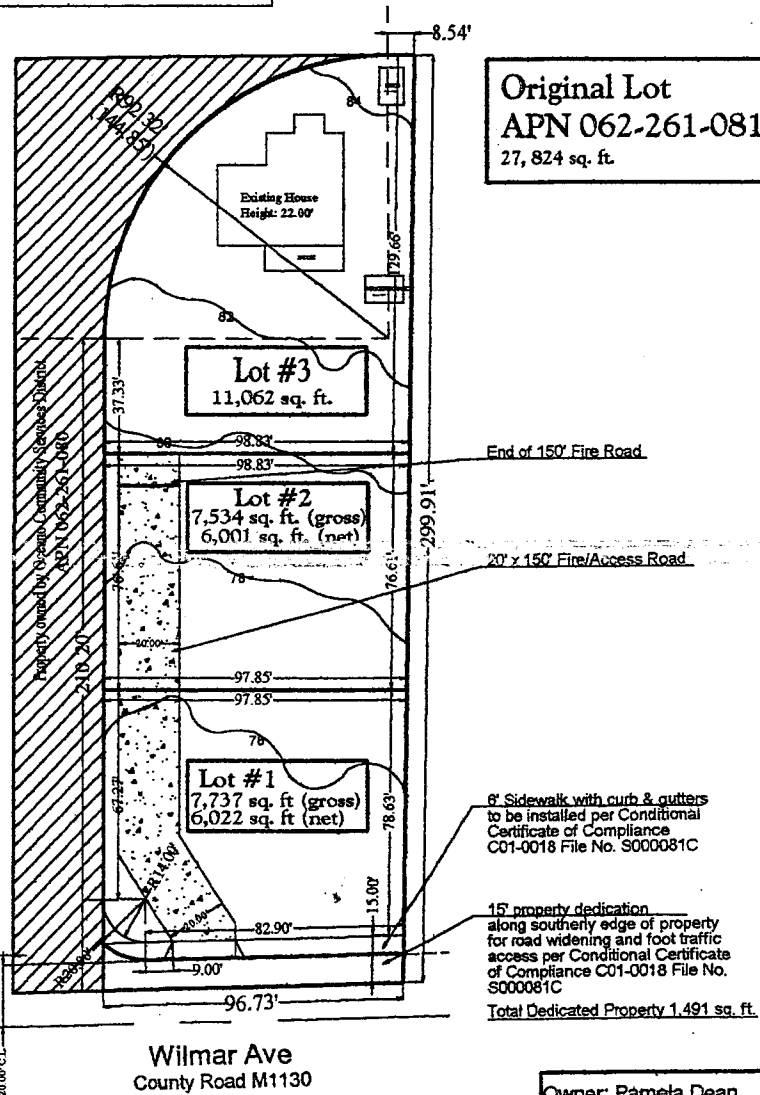
### Driving Instructions

Southbound on Highway 101  
Exit Oak Park Rd Off-Ramp  
South on Oak Park until The Pike  
West on The Pike until 19th Street  
19th Street South until Wilmar  
Property at NE corner of 19th  
and Wilmar Ave.

Original Lot  
APN 062-261-081  
27,824 sq. ft.



19th Street  
County Road M1115



Wilmar Ave  
County Road M1130

Owner: Pamela Dean  
Address: 1935 Wilmar Ave.  
Oceano, CA 93445  
Subdivider: Pamela Dean

2001-0314